



DEPARTMENT OF THE NAVY  
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC  
6506 HAMPTON BLVD  
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011  
Ser AM1/00280  
July 7, 2016

Mr. Steve George  
Dabney Properties LLC  
3409 Bartley Pond Place  
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed original Settlement Agreement and Special Release documents for the following leases:

1. N62470-12-RP-00024 (LI-12263)
2. N62470-15-RP-00057 (LI-13104)
3. N62470-12-RP-00026 (LI-12265)
4. N62470-12-RP-00027 (LI-12266)
5. N62470-12-RP-00029 (LI-12271)
6. N62470-15-RP-00056 (LI-13103)
7. N62470-12-RP-00032 (LI-12274)
8. N62470-12-RP-00039 (LI-12291)
9. N62470-12-RP-00040 (LI-12292)
10. N62470-12-RP-00041 (LI-12293)
11. N62470-15-RP-00054 (LI-13100)

It has been a pleasure having you as a Lessor. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: [brandy.tallaksen@navy.mil](mailto:brandy.tallaksen@navy.mil).

Sincerely,

TAMMY S. SADLER  
Real Estate Contracting Officer  
By direction of the Commander

Enclosures

## **Tallaksen, Brandy L CIV NAVFAC LANT, AM**

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**From:** Tallaksen, Brandy L CIV NAVFAC LANT, AM  
**Sent:** Friday, May 20, 2016 9:47  
**To:** 'steve@dabneyproperties.com'  
**Cc:** Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA  
**Subject:** 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases  
**Signed By:** brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units- 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen  
Realty Specialist  
NAVFAC Atlantic AM1  
Work: 757-322-4116 Fax: 757-322-4913  
Brandy.Tallaksen@navy.mil

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 7<sup>th</sup> day of July 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-15-RP-00054, dated 10 July 2015, the LESSOR leased unto the GOVERNMENT One (1), 3-Bedroom/2.5-Bath, fully furnished apartment identified as Apartment No. 5109-31G located at Cambridge Apartments, Goldsboro Drive, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 5109-31G located at Cambridge Apartments, Goldsboro Drive, Hampton, Virginia, was undamaged when the move-out inspection was completed on the 7<sup>th</sup> day of July 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartment, through the aforementioned date, pursuant to the subject lease.

2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartment at Cambridge Apartments, Hampton, Virginia, through the aforementioned date, pursuant to the subject Lease.



3. That the **LESSOR** does hereby accept the return of the property and assume full custody and control for the aforementioned apartment as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed on their behalf.


WITNESS



DABNEY PROPERTIES LLC

By   
Title 

UNITED STATES OF AMERICA

  
TAMMY S. SADLER  
Real Estate Contracting Officer  
By direction of the Commander

# move out

## CONDITION REPORT

COMPLEX CAMBRIDGE APARTMENTSAPT #5109-31GSTREET GOLDSBORO DRIVE#BDR 3 #BATHS 2.5 #OCCUPANTS 3SMOKE ALARM: AREA BR / BR WORKING: Yes, YesSPRINKLER SYSTEM: YES \_\_\_\_\_ NO ✓

## ENTRANCE HALL:

Front Door: ND  
 Floor New  
 Covering Vinyl  
 Walls PIP  
 Ceiling PIP  
 Lights ND  
 Closets NA  
 OTHER: \_\_\_\_\_

PATIO/BALCONY:

Floor Concrete  
 Walls Vinyl  
 Ceiling NA  
 Lights ND  
 Storage Area ND  
 OTHER: Fenced

## SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: \_\_\_\_\_ (date)

[Signature]  
 LESSOR

[Signature]  
 U.S. GOVERNMENT (AM1-CB)

Date 7-9-15

[Signature]  
 U.S. GOVERNMENT (SUPSHIP)

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)  
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

## LIVING ROOM AREA:

Floor ND

Covering \_\_\_\_\_

Walls NDCeiling NDWindows/Screens NWTDoors NDLights WORKING / LampsClosets NWTFireplace N/ASofa NWTChairs 2 CHAIRS / NWTEnd Tables TWO TABLES / NWTLamps TWO Lamps / NWTCoffee Table NWT

## DINING AREA:

Floor ND

Covering \_\_\_\_\_

Walls N/D (small STAIN) Behind TABLECeiling N/DWindows/Screens N/ADoors N/ALights Ceiling FanDinette Table N/D ONE TABLEDinette Chairs N/D FOUR CHAIRS

OTHER: \_\_\_\_\_

## KITCHEN:

Floor Vinyl New  
 Walls P/P  
 Ceiling P/P  
 Lights ND  
 Refrigerator NDS  
 Stove/Oven NDS  
 Sink NDS  
 Garbage Disposal works  
 Trash Compactor NA  
 Dishwasher NDS  
 Cabinets NDS  
 Counter Top NDS  
 Windows/Screens ND  
 Doors NA  
 OTHER: W/D Stackable NDS  
microwave NDS

## UTILITY CLOSET (Within Unit):

Floor \_\_\_\_\_  
 Covering \_\_\_\_\_  
 Walls \_\_\_\_\_  
 Ceiling \_\_\_\_\_  
 Lights \_\_\_\_\_  
 Closets \_\_\_\_\_  
 OTHER: \_\_\_\_\_

BEDROOM# 1Location 5104-G (Front/Back/Left/Right) from entrance)Flooring N (CARPET)Walls P/PCeiling N/D/SDoor NDClosets NDLights N/AWindows/Screens NDBeds NHeadboards NWTNight tables NWTLamps NWTDressers/~~mirrors~~ NWTFull Length Mirrors N

OTHER: \_\_\_\_\_

BATH:

Loc: \_\_\_\_\_ (from entrance) Size: Full (Master) 2<sup>nd</sup>/1/2)Flooring N (VINYL)Walls N/D/SCeiling N/D/STub/Shower NWTCommode NWTSink NWTVanity NWTMedicine Cabinet NWTMirror(s) NDLights ND (WORKING)Exhaust Fan ND (WORKING)Accessories PLUNGER/BRUSHDoor NDWindows/Screens N/A

OTHER: \_\_\_\_\_

BEDROOM# 2

Location \_\_\_\_\_ (Front/Back/Left/Right from entrance)

Flooring NWTWalls NWTCeiling NWTDoor NWTClosets NWTLights NWT / workingWindows/Screens NWTBeds NWTHeadboards NWTNight tables NWTLamps NWT / workingDressers/mirrors NWT / NO mirrorFull Length Mirrors NO

OTHER: \_\_\_\_\_

BATH:

Loc: \_\_\_\_\_ (from entrance) Size: \_\_\_\_\_ (master 2<sup>nd</sup>/1/2)Flooring NWTWalls NWTCeiling NWTTub/Shower NWTCommode NWTSink NWTVanity NWTMedicine Cabinet NWT / DirtyMirror(s) NWTLights NWT / workingExhaust Fan NWT / working

Accessories \_\_\_\_\_

Door NWTWindows/Screens N/A

OTHER: \_\_\_\_\_

BEDROOM# 3

Location \_\_\_\_\_ (Front/Back/Left/Right from entrance)

Flooring NWTWalls NWTCeiling NWTDoor NWTClosets NWTLights NWTWindows/Screens NWTBeds NWTHeadboards NWTNight tables NWTLamps NWT / WORKINGDressers/mirrors NWT / NO MIRRORFull Length Mirrors NO

OTHER: \_\_\_\_\_

BATH:

Loc: downstairs from entrance) Size: \_\_\_\_\_ (master/2<sup>nd</sup> 1/2)Flooring NWTWalls NWTCeiling NWTTub/Shower N/ACommode NWTSink NWTVanity N/AMedicine Cabinet N/AMirror(s) NWTLights NWT / WORKINGExhaust Fan NWT / WORKINGAccessories N/ADoor NWTWindows/Screens N/A

OTHER: \_\_\_\_\_

# Housing Unit Furnishings- Minimum Requirements

5136-G

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
<ul style="list-style-type: none"> <li>1 Range/Oven Comb.</li> <li>1 Refrigerator min 14 CF (2-person Apts) (Frost- Free) w/2 Ice Trays or Ice maker</li> <li>1 Full-sized Dishwasher</li> <li>1 Cutting Board (Min 9"X12")</li> <li>6 Beverage Glasses (10-12 oz.)</li> <li>6 Coffee Cups w/Saucers or Mugs</li> <li>6 Bread/Butter Plates</li> <li>6 Dinner Plates</li> <li>6 Cereal/Salad Bowls</li> <li>1 Casserole Dish</li> <li>1 Serving Platter</li> <li>2 Serving Bowls</li> <li>1 Measuring Cup/Set</li> <li>6 Knives</li> <li>6 Forks</li> <li>6 Teaspoons</li> <li>6 Soup Spoons</li> <li>1 Paring Knife</li> <li>1 Butcher Knife</li> <li>3 Serving Spoons/Forks</li> <li>1 Utensil Tray</li> <li>1 Set of Cooking Utensils</li> <li>1 Tea Kettle/ or Stove-Top Coffee Pot 8-Cup Minimum</li> <li>1 Can Opener</li> <li>1 Salt and Pepper Shakers</li> <li>2 Cookware Skillets</li> <li>3 Cookware Set**</li> <li>2 Cookie Sheet/Baking Pans</li> <li>3 Kitchen Towels</li> <li>2 Dish Cloths</li> <li>2 Pot Holders</li> <li>1 Broom</li> <li>1 Dust Pan</li> <li>1 Trash Can</li> </ul>	<ul style="list-style-type: none"> <li>1 Sofa (Min. 72")</li> <li>1 Coffee Table</li> <li>2 End Tables</li> <li>2 Table Lamps</li> <li>1 Occasional Chair- per Bedroom 2</li> </ul>
DINING ROOM-PER UNIT	BEDROOM-PER OCCUPANT
<ul style="list-style-type: none"> <li>1 Dining Table/Dinette</li> <li>4 Dining (Matching) Chairs (some have 6)</li> </ul>	<ul style="list-style-type: none"> <li>1 Full Length Mirror- per Bedroom</li> <li>1 Double Bed W/Firm Mattress &amp; Foundation</li> <li>1 Full/Twin Mattress w/foundation</li> <li>1 Dresser or Chest</li> <li>1 Night Stand/Table with Lamp</li> </ul>
	HOUSEHOLD FURNISHINGS
	<ul style="list-style-type: none"> <li>1 Bedspread or Comforter w/Bed skirt</li> <li>1 Mattress Pad</li> <li>1 Blanket</li> <li>2 New Hypo-Allergenic pillows per double bed</li> <li>4 Pillow Cases per double bed</li> <li>2 Fitted Sheets</li> <li>2 Flat Sheets</li> </ul>
	BATH-PER OCCUPANT
	<ul style="list-style-type: none"> <li>2 Bath Towels</li> <li>2 Hand Towels</li> <li>2 Wash Cloths</li> <li>Per Bathroom</li> <li>1 Shower Curtain with Hooks</li> <li>1 Toilet Brush/Plunger</li> </ul>
	MISCELLANEOUS ITEM-PER UNIT
	<ul style="list-style-type: none"> <li>1 Smoke Alarm</li> <li>1 Vacuum Cleaner; request bags if needed</li> <li>1 Mop</li> <li>1 Bucket</li> <li>1 Fire Extinguisher</li> </ul>
<p>The items on this list are approximate to each apartment and should be in the apartment upon check in. There are many different apartments and apartment companies, so there are variations; however, if you have concerns over missing or damaged items, notify the Huntington Hall Housing Office via your check in form.</p> <p>Residents may be held accountable for damaged or missing items</p>	